

EXHIBIT NO. 13
Case No. 2019-00033
Board of Zoning Adjustment

Your neighbors at 3307 Cleveland Ave, NW, Joanie Melner & Lawrence Hirsh, aim to build a legal 1-bedroom rental apartment in their basement. The apartment will not change the look of the house from the street or the alley.

Given the zoning regulations in our area, a zoning variance is needed as we have 2 exceptions to the zoning requirements: (i) the home is not a standalone house, and (ii) the lot size is less than 5,000 square feet.

We will perform credit checks and background on all final renter candidates and strive for responsible people who will make nice neighbors.

We are notifying our neighbors of our plans. By signing this petition you are confirming that you do not object to this effort. Please feel free to let us know of any comments or concerns you might have.

Thank you

Address	Name	Signature
3305 Cleveland Ave NW	Kelli Bhagwati + S. Pan	Kelli Bhagwati
3301 Cleveland Ave NW	Elizabeth Farrell	Elizabeth Farrell
3219 Cathedral Ave NW	Robert Bartolo	Robert Bartolo
3223 Cathedral Ave NW	Emily Newman	Emily Newman
3223 Cathedral Ave NW	Don Newman	Don Newman
3245 Cathedral Ave NW	Debra Y. Gage	Debra Y. Gage
3207 Cathedral Ave NW	CHRISTOPHER ADIGU	Christopher Adigu
3203 Cathedral Ave NW	Rob Thayer	Rob Thayer
3309 Cleveland Ave.	Frederick Z. Brown	Frederick Z. Brown
3317 CLEVELAND AVE NW	THOMAS E. SEE	Thomas E. See
3317 CLEVELAND AVE NW	WILLIAM J. BONDLE	William J. Bondle
3306 Cleveland Ave NW	COLEMAN B. JOHNSON	Coleman B. Johnson
3319 Cleveland Ave NW	Carolyn Kozicki + Niall Conin	Carolyn Kozicki + Niall Conin
3321 Cleveland Ave NW	B. Herbst	B. Herbst
3323 Cleveland Ave NW	S. Dowers	S. Dowers
3327 Cleveland Ave NW	Carol West Garrett	Carol West Garrett
3230 Klinge Rd NW	Catherine + Travis Green	Catherine + Travis Green
3220 Klinge Rd NW	Marc Dacigalpo	Marc Dacigalpo
3218 Klinge Rd NW	R. Shyam Khemani	R. Shyam Khemani
3216 Klinge Rd NW	Susan Black	Susan Black
3214 Klinge Rd NW	Kim Bayliss	Kim Bayliss
3212 Klinge Rd NW	MELANIE A. KECK	Melanie A. Keck
3210 Klinge Rd	Robert Contreras	Robert Contreras
3206 Klinge Rd.	Susanne Bennett	Susanne K. Bennett

3230 Cleveland

Lawrence Hirsh

From: Jane Bradley & Richard Hovey <bradleyhovey@att.net>
Sent: Wednesday, December 11, 2013 8:03 PM
To: Lawrence Hirsh
Subject: RE: Rental apartment

Lawrence and Joanie,

We've no concerns – thanks for asking.

Best,
Richard and Jane

Jane Bradley & Richard Hovey
3230 Cleveland Ave NW
Washington DC 20008

From: Lawrence Hirsh [<mailto:lawrence.hirsh@AES.com>]
Sent: Monday, December 09, 2013 10:23 AM
To: bradleyhovey@att.net
Subject: Rental apartment

Richard and Jane,
Hi, I hope you are both well. I stopped by yesterday and mentioned to Richard that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks,

Lawrence Hirsh
Assistant Treasurer
The AES Corporation
4300 Wilson Blvd
Arlington, VA 22203 USA
Phone +1-703-682-6460
Mobile +1-571-331-0423
Fax +1-703-842-8020

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3325 Cleveland

Lawrence Hirsh

From: Christine Dykema <csdykema@aol.com>
Sent: Wednesday, December 11, 2013 6:33 PM
To: Lawrence Hirsh
Subject: Re: Rental apartment

Hi

We have no concerns at all. Thank you very much for asking though. I think its a great idea!!

I hope joanie's foot is on the mend.

Cheers
Christine

Sent from my iPad

On Dec 11, 2013, at 2:54 PM, Lawrence Hirsh <lawrence.hirsh@AES.com> wrote:

Christine (and Peter),

Hi, I hope you are both well. I stopped by last weekend but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-begroom rental apartment. Before we reach out to the DC zoning folks for a zoning variance we wanted to let the neighbors know and ask if you had any concerns. As a reminder we live at 3307 Cleveland Ave.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks, and please let me know if you have any questions.

Lawrence Hirsh

Assistant Treasurer

The AES Corporation

4300 Wilson Blvd

Arlington, VA 22203 USA

Phone +1-703-682-6460

Mobile +1-571-331-0423

3224 Klinge

Lawrence Hirsh

From: Satterthwaite, Janet F. <JFSatterthwaite@Venable.com>
Sent: Wednesday, December 11, 2013 10:19 AM
To: Lawrence Hirsh
Cc: 'ELIZABETH RUSSELL'
Subject: RE: Renal apartment

Hi, thanks for letting me know. I am fine with that. We will have new tenants moving in this month and we will let them know.

regards,
Janet Satterthwaite
+1 202 344 4974

-----Original Message-----

From: Lawrence Hirsh [lawrence.hirsh@AES.com]
Sent: Wednesday, December 11, 2013 09:44 AM Eastern Standard Time
To: Satterthwaite, Janet F.
Subject: Renal apartment

Janet,
For means of introduction my wife and I are neighbors at 3307 Cleveland Ave. I got your contact information from the realtor representing your house at 3224 Klinge Rd, NW, Elizabeth Russell.

We are planning to renovate our basement to include a legal 1-bedroom rental apartment, and before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if they had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Many thanks

Lawrence Hirsh
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The AES Corporation
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3313 Cleveland

Lawrence Hirsh

From: Julie O'Sullivan <os.julie@gmail.com>
Sent: Monday, December 09, 2013 10:43 AM
To: Lawrence Hirsh
Subject: Re: Rental apartment

Of course not! join the party! jos

On Mon, Dec 9, 2013 at 10:27 AM, Lawrence Hirsh <lawrence.hirsh@aes.com> wrote:

Julie,

Hi, I hope you are both well. I stopped by yesterday but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks,

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3232 Kingle

Lawrence Hirsh

From: Russell Ahrens <russell.ahrens@gmail.com>
Sent: Monday, December 09, 2013 10:51 AM
To: Lawrence Hirsh
Cc: Rita Pin Ahrens
Subject: Re: Rental apartment

Our only concern is that we haven't figured out a date to get together for dinner.

On Dec 9, 2013, at 10:36 AM, Lawrence Hirsh <lawrence.hirsh@AES.com> wrote:

Russell & Rita,

Hi, I hope you are both well. I stopped by yesterday wanting to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns. As a reminder we live at 3307 Cleveland Ave.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks, and please let me know if you have any questions.

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The AES Corporation
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3311 Cleveland Ave

Lawrence Hirsh

From: Geoffrey Eaton <geoffrey.p.eaton@gmail.com>
Sent: Monday, December 09, 2013 1:48 PM
To: Lawrence Hirsh
Cc: Denise Eaton
Subject: Re: Rental apartment

Certainly no problem for us, Lawrence! I hope you can find a good tenant.

On Mon, Dec 9, 2013 at 10:26 AM, Lawrence Hirsh <lawrence.hirsh@aes.com> wrote:

Denise and Geoff,

Hi, I hope you are both well. I stopped by yesterday but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks,

Lawrence Hirsh

Assistant Treasurer

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3306 Cathedral

Lawrence Hirsh

From: Claudia Person <claudiaperson@aol.com>
Sent: Monday, December 09, 2013 7:05 PM
To: Lawrence Hirsh
Subject: Re: Rental apartment

Sorry I missed you. Good luck with your renovation. Sounds like a super idea.

Thanks!
Claudia

On Dec 9, 2013, at 10:33 AM, Lawrence Hirsh wrote:

Claudia,

Hi, I hope you are well. I stopped by yesterday but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns. As a reminder we live at 3307 Cleveland Ave.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks, and please let me know if you have any questions.

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Assistant Treasurer
The AES Corporation
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Arlington, VA 22203 USA
Phone +1-703-682-6460
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Dec 10, 2013

Anneliese King or current resident at 3308 Cathedral Ave, NW.

My wife and I are neighbors at 3307 Cleveland Ave and want to let you know that we are planning to renovate our basement to include a legal 1-begroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from our side yard and you will not see any changes to the house from either the street or from the back alley.

I stopped by your house on Saturday but missed you, and don't have your email address. As such, I am dropping this letter at your home.

Thank you, and please let me know if you have any questions.

Lawrence Hirsh & Joan Melner
571-331-0423
Lawrence.Hirsh@gmail.com

A handwritten signature in dark ink, appearing to be 'LH' with a stylized flourish.

Dec 10, 2013

Cortland Schrader or current resident at 3228 Klinge Rd, NW.

My wife and I are neighbors at 3307 Cleveland Ave and want to let you know that we are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from our side yard and you will not see any changes to the house from either the street or from the back alley.

I stopped by your house on Saturday but missed you, and don't have your email address. As such, I am dropping this letter at your home.

Thank you, and please let me know if you have any questions.

Lawrence Hirsh & Joan Melner

571-331-0423

Lawrence.Hirsh@gmail.com

A handwritten signature in dark ink, appearing to be 'LH' with a stylized flourish.

3222 Klinge

Lawrence Hirsh

From: Lawrence Hirsh
Sent: Tuesday, December 10, 2013 2:39 PM
To: 'alex.camacho2@verizon.net'
Subject: Rental apartment

Alex,

I understand that you represent Anushika Karunaratne and Erik Fernstrom for managing their house at 3222 Klinge Rd, NW. My wife and I are neighbors at 3307 Cleveland Ave and are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if they had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

I would appreciate if you could forward this mail to Anushika & Eric and ask them to contact me if they have any questions.

Many thanks

Lawrence Hirsh
Assistant Treasurer
The AES Corporation
4300 Wilson Blvd
Arlington, VA 22203
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3303 Cleveland

Lawrence Hirsh

From: Lawrence Hirsh
Sent: Monday, December 09, 2013 10:24 AM
To: 'burneyh@rcn.com'
Subject: Rental apartment

Burney,

Hi, I hope you are both well. I stopped by yesterday but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks,

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Mobile +1-571-331-0423
Fax +1-703-842-8020

3215 Cathedral
3217 Cathedral

Lawrence Hirsh

From: Lawrence Hirsh
Sent: Monday, December 09, 2013 10:32 AM
To: 'gchopivsky@aol.com'
Subject: Rental apartment

George,

Hi, I hope you are well. I stopped by yesterday but missed you. Wanted to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks, and please let me know if you have any questions.

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Assistant Treasurer
The AES Corporation
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Phone +1-703-682-6460
Mobile +1-571-331-0423
Fax +1-703-842-8020

3226 Klinge

Lawrence Hirsh

From: Lawrence Hirsh
Sent: Monday, December 09, 2013 10:36 AM
To: 'mlmcconnelldc@aol.com'
Subject: Rental apartment

Margaret,

Hi, I hope you are well. I stopped by yesterday wanting to let you know that Joanie and I are planning to renovate our basement to include a legal 1-bedroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns. As a reminder we live at 3307 Cleveland Ave.

Access to the apartment will be from the side yard and you will not see any changes to the house from either the street or from the back alley.

Thanks, and please let me know if you have any questions.

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Assistant Treasurer
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Phone +1-703-682-6460
Mobile +1-571-331-0423
Fax +1-703-842-8020

Dec 11, 2013

Karen Labelle or current resident at 3221 Cathedral Ave, NW.

My wife and I are neighbors at 3307 Cleveland Ave and want to let you know that we are planning to renovate our basement to include a legal 1-begroom rental apartment. Before we reach out to the DC zoning folks we wanted to let the neighbors know and ask if you had any concerns.

Access to the apartment will be from our side yard and you will not see any changes to the house from either the street or from the back alley.

I stopped by your house on Saturday but missed you, and don't have your email address. As such, I am dropping this letter at your home.

Thank you, and please let me know if you have any questions.



Lawrence Hirsh & Joan Melner
571-331-0423
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